

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Columbia, SC

PHANumber: SC -002

PHA Fiscal Year Beginning:(mm/yyyy) 07/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☒ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☒ PHA website
- ☒ Other (list below)
Community Development Office at City of Columbia

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below)
Richland County Administration Office
City of Columbia Community Development Office
Richland County Public Library

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
The mission of the Columbia Housing Authority is to obtain, manage and maintain quality subsidized housing for low -income families in Columbia and Richland County, South Carolina. Further, the CHA will initiate programs and projects designed to assist these persons in their efforts to improve the quality of life for themselves and their children and to break the cycle of government dependency.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHA should identify the measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
 - ☐ Improve voucher management: (SEMAP score)

- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

- ☐ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
Objectives:
 - ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Five Year and One Year Agency Goals Progress Report – February 2003 for FY2002 – 2003 Year Three Objectives for FY2003 – 2004

Goal #1: Increase the availability of quality, affordable housing by expanding the supply of assisted housing.

Objectives:

Apply for additional rental vouchers.

| | |
|-------------|--|
| Year One: | 500 vouchers |
| Progress: | CHA applied for 154 Fair Share Vouchers (2/1/01) and received 30 HOPWA Vouchers in partnership with City of Columbia and 32 Set - asides from HUD from complexes that have opted out of the HUD financing program. The CHA was ineligible to apply for any other NOFAs for vouchers. |
| Year Two: | The CHA's goal is to apply for 300 vouchers during FY01 -02. |
| Progress: | The CHA applied for and received 154 vouchers, but this is still under our goal for the year. Application list for Section 8 was reopened and total number of applications is over 4,400. |
| Year Three: | The CHA's goal is to apply for 300 vouchers during FY02 -03. |
| Progress: | Applied for 125 Fair Share Vouchers. Received ACC for 50 HUD Opt - Out Vouchers. |

Year Four: TheCHA willcontinuetoapplyforallavailablevouchers;CHAisalso consideringapplyingfor214replacementvouchersforSaxonHomes HOPEVI.

Maintainpublichousingvacanciesatarateof2%orless.

Year One: At1%.
 Year Two: Lessthan1%.
 Year Three: Continuepublichousingvacancyrateatlessthan2%.
 Progress: Ourcurrentvacancyrateis1%.
 Year Four: Continuepublichousingvacancyrateatlessthan2%.

Leverageprivateorotherpublicfundstocreateadditionalorreplacementhousing.

Year One: Developtheinternalcapacityformixed -incomeprojects.
 Progress: Therehasbeenon -goingtrainingofstaff.TheapplicationforT.S.Martin hasbeensubmittedandapprovedfortaxcreditsfor35units.
 Year Two: CHAanticipatescompletionoftheMartinprojectandsubmittalofa mixedfinanceplantoHUDinFY01 -02.
 Progress: ConstructionisbehindschedulebuttheCHAbelievesitwillmakeits deadlineforcompletionbytheendof2002.
 Year Three: CompletionofT.S.Martin;possibleapplicationin2003.
 Progress: OfficiallyopenedT.S.MartinonAugust14,2002.Allunitswerefully occupiedbyOctober2002.CHAcompleted2003ApplicationforTax Credits.ConstructionwillbeginonadditionalunitsinHOPEVI development.
 Year Four: CompleteTaxCreditApplicationforSaxonFootprint.

Acquireunitsordevelopments(non -HOPEVIunits)

Year One: SubmitHUDDevelopmentAction.
 Progress: NoHUDDevelopmentActionPlanwillbesubmitted.TheCHAhas exploredthepossibilityofacquiringdifferent apartmentcomplexesas proposedbydevelopers.Nocomplexhasdeterminedtobefinancially feasible.TheCHAcontinuestolooktopurchaseanadditionalproperty. TheCHAwillbeclosingoutSCproject2 -43andwillbepurchasing1 -2 additionalsingle -familyhousesbythecloseofFY2000 -2001.
 Year Two: Weplantoacquire25additionalunits.
 Progress: CHAisnegotiatingthepurchaseofa112 -unitapartmentcomplex.
 Year Three: Weplantoacquire25additionalunits.
 Progress: CHAwasunabletoacquireanyadditionalhousingduringFY 02-03.
 Year Four: TheCHAcontinuestolooktopurchaseanadditional property.

AggressivelyexploretheacquisitionofexpiringHUDAssistanceproperties.

Year One: IdentifythepropertiesintheRichlandCountyArea.
 Progress: TheCHAandlocalHUDofficeidentifiedalloftheproperties.TheCHA workedwiththelocalHUDofficetoefficientlytransfersomevouchers fromthesepropertiestotheCHA'sinventory.
 Year Two: ContinueworkingwithHUDtoidentifyproperties.
 Progress: TheCHAhasdevelopedagoodworkingrelationshipwith localHUDofficeconcerningOpt -Outs.
 Year Three: ContinuetomonitortheHUDlisttodeterminepotentialpropertiesforopt - out.
 Progress: TheCHAcurrentlyhasreceived 192Opt -Outssince2000.

Year Four: Continue to monitor the HUD list to determine potential properties for acquisition. CHA is in contact with the local HUD office and will be acquiring 50 new Opt -Outs in 2003.

GOAL #2: Increase the availability of quality, affordable housing by improving the quality of assisted housing.

Objectives:

Continue public housing high performing status with a PHAS score of 90% or greater.

Progress: CHA score received in September 2000 was 91.9%.

Year Two: Achieve a score of 90% or better.

Progress: CHA calculations are that the score will be over 93%. HUD has not released the scores at the time the Annual Plan was created.

Year Three: Achieve a score of 90% or better.

Progress: As of publication of the CHA's Annual Plan in January 2003, CHA still has not received PHA's scores but anticipates greater than 90%.

Year Four: Achieve a score of 90% or better.

Achieve and maintain a high -performing status on SEMAP score.

Progress: The CHA completed its first SEMAP analysis in 2000 by itself -certification and received a score of a high -performing agency.

Year Two: Maintain high -performing status.

Progress: HUD scored CHA with a 93% rating -high -performer.

Year Three: Maintain high -performing status.

Progress: Have not received scores as of January 31, 2003. Anticipate receiving a score of high performer.

Year Four: Maintain high -performing status.

Systematically eliminate additional obsolete public housing using HOPE VI.

Year One: Submit HOPE VI application.

Progress: Applications submitted on May 18, 2000. CHA was not funded. CHA will continue with the HOPE VI projects already funded at Hendley Homes and Saxon Homes.

Year Two: Evaluate submission of another HOPE VI revitalization application.

Progress: Application was not submitted during 2001 NOFA.

Year Three: CHA will consider applying for a HOPE VI Grant in the next round of grants (Super NOFA 2002).

Progress: CHA evaluated submitting a HOPE VI application, but determined it was not feasible at that time.

Year Four: Evaluate submission of another HOPE VI revitalization application.

Create a computerized history of every CHA apartment and building.

Year One: No action planned.

Progress: CHA began organizing data for the computerized history.

Year Two: Request proposals for computer services.

Progress: CHA has determined that this will not be done at this time.

Year Three: Implement program and complete data entry.

Note: CHA does not plan to implement program during 2002 -03.

Year Four: No action planned.

Complete the relocation of residents of Hendley Homes through the Section 8 Voucher Program.

Year One: All families relocated.

Progress: All families relocated as of September 30, 2000.
 Year Two: No action.
 Year Three: No action.
 Year Four: No action.

Renovate and modernize public housing units according to the HUD Capital Fund.

Progress: The CHA has not received its Capital Fund allocation. Upon receipt of the funds, the CHA will proceed with the Plan presented to HUD for the Fund.
 Year Two: Continue.
 Progress: All activities are on schedule.
 Year Three: Continue.
 Progress: All activities are on schedule.
 Year Four: Continue.

Continue to renovate and maintain units to mirror the private market.

Year One: Select a consultant to conduct a comparative analysis to define the rental market.
 Progress: A consultant was not selected. A physical needs assessment has been conducted internally and some progress has been made toward the renovation of identified communities (Arrington Manor and Latimer Manor).
 Year Two: The CHA will evaluate the need to obtain a consultant to further the agency's analysis of their dwelling units.
 Progress: The CHA has determined that the analysis is not required at this time.
 Year Three: Determine the goals to reflect the results of the Market Study.
 Note: CHA still maintains a market study is not required at this time.
 Progress: CHA completed a physical needs assessment.
 Year Four: Continue to renovate Arsenal Hill and Wheeler Hill developments to mirror private market.

Demolish obsolete public housing.

Year One: 300 units – Hendley Homes
 Progress: Completed.
 Year Two: No action.
 Year Three: No action.
 Year Four: No action.

Implement an integrated computer network and e-mail system.

Year One: Conduct a system analysis.
 Progress: The CHA is ahead of schedule and has recently completed an RFP for proposals. The CHA will have the system completed during FY2001 -02.
 Year Two: System is installed and operational.
 Progress: System was installed and is operational.
 Year Three: 100% of employees are on internet system.
 Progress: Entire agency is connected through e-mail and Internet.
 Year Four: No further action.

GOAL #3: Increase the availability of quality, affordable housing by increasing assisted housing choices.

Objectives:

Continue voucher mobility counseling.

YearOne: Continuevoucher mobilitycounseling.
Progress: CHAhasobtainedfundingforanFSSCaseManagertoassistwiththe individualcasemanagementoftheclientsinSection8.Fourrelocation specialistsintheHOPEVIDepartmenthaveprovidedextensive counselingto700residentfamilieswhoarebeingrelocatedunderthe HOPEVIProgram.

YearTwo: Continuevoucher mobilitycounseling.
Progress: On-goingassistanceisprovidedthrought heHOPEVIprogramforthose residents thatwererelocated.TheFSSCaseManagercontinuestohave greatsuccessinassistingresidentsinhousingissues.

YearThree: Continuevoucher mobilitycounseling.
Progress: On-goingassistanceisprovidedthrough theHOPEVIprogramforthose residents thatwererelocated.TheFSSCaseManageriscontinuingto assistresidentsinhousingissues,toincludetheCHA'snew homeownershipprogram.

YearFour: Continuevoucher mobilitycounselingandhomeownershipcounseling.

Continueoutreacheffortstopotentialvoucherlandlords.
Progress: Twolandlordmeetingswereconductedduringtheyear.
YearTwo: Conductatleast1landlordmeetingduringFY01 -02.
Progress: Over150landlordsattendedthemeetinginOctober2 001.
YearThree: ConductsecondlandlordmeetingforFY01 -02.
Progress: Morethan150landlordsattendedthemeetinginOctober 2002.
YearFour: ConductGangTrainingProgramforCHASection8 landlords.Conductadditional land lord meetingsin FY2003 - 2004.

Increasevoucherpaymentstandards.
YearOne: Evaluatecurrentpaymentstandards.
Progress: TheCHABoardofCommissionersapprovedtheCHACHangingto100% oftheFMRforimmediateimplementation.
YearTwo: Nofurtheraction.
YearThree: Nofurtheraction.
YearFour: TheCHAWillcontinuecurrentpaymentstandardsatorabove90%but below100%ofFMR.

Continuetomonitor site -basedwaitinglists.
Progress: Thesite -basedwaitinglists systemisinplaceandtheCHAWillcontinuetomonitor theprogram.
YearTwo: Continue.
Progress: Thesite -basedwaitinglists systemcontinuestoworkeffectively.The CHAhasexperiencednofairhousingissuesorcomplaints.
YearThree: Continue.
Progress: Thesite -basedwaitinglists systemcontinues to workeffectively.
YearFour: Continue.

Improvecustomerservice.
YearOne: CompletethepublicityplaninconjunctionwiththeRASSandcreatethe RASSImplementationPlan.
Progress: CompletedallrequirementsforpublicityandsubmittedtoHUDfor review.ExtensiveevaluationwasdoneontheRASSresults. ImplementationPlanhasbeencreatedandisforaction.Meetingswith firstlinestaffregardingcustomerservicewereconducted.Trainingwas provided.

YearTwo: Continuetraining.Followthroug honImplementationPlan.
Progress: AllemployeesattendedaCustomerServiceWorkshopinAugust2001. AllitemsinImplementationPlanwerecompleted.
YearThree: Completeitemsin2001ImplementationPlanduringfiscalyear.
Progress: Completeditemsin the2001ImplementationPlan;selectedemployees attendedtrainingclassesonTheEssentialsofManagingtheFrontDesk.
YearFour: Completeitemsinthe2002ImplementationPlanregardingresident satisfactionandcontinuestafftraining.

GOAL#4:In creasetheavailabilityofquality,affordablehousingbyexpandingthe homeownershipprogram.

Objectives:

Implementvoucherhomeownershipprogram.

YearOne: CreatetheprogramforuseinconjunctionwithHOPEVI.
Progress: CHAreviewedthenewHUDregulationsanddevelopedtheSection8 HomeownershipPlan.CHAanticipatedthePlantobecompletedby June30,2001.
YearTwo: BeginimplementationoftheSection8HomeownershipPlan.
Progress: DuetoadelayinHUDissuingguidelinesforthePlan,theCHA HomeownershipPlanwasnotsubmittedtotheCHABoardforreview untilFebruary21,2002.ThePlanwasavailableforpublicreviewfor30 dayspriortoBoardapprovalandadvertisedintheStatePaper.The agencyhasreceivednumerouscomplimentsregardingthequalityofthe Plan.CHAwillbegincontactingresidentsconcerningeligibilitybytheend ofthefiscalyear.
YearThree: ContinuetorecruitSection8participantstobecomehomeowners.
Progress: CHAcurrentlyhasonefamilyparticipatinginthe program.Weanticipate morefamilieswillbecomeownersduringFY2003 -2004.
YearFour: ConductorientationonHomeownershipProgramforeligibleSection8 participants.

ImplementpublichousinghomeownershipprogramatJaggersTerrace.

YearOne: 5unitsownedbyresidents.
Progress: Weanticipatethefirstfive(5)famieliestobehomeownersbythecloseof thefiscalyear.
YearTwo: Five(5)additionalfamilieswillbecomehomeownersatJaggersTerrace.
Progress: Five(5)familieshavepurchasedhomes atJaggersTerrace.
YearThree: Five(5)additionalfamilieswillbecomehomeownersatJaggersTerrace.
Note: CHAhasalreadyidentifiedandscheduled10familiesfor homeownership.
Progress: 9familieshavepurchasedhomesatJaggersTerrace.
YearFour : Thereare5famieliesscheduledtopurchasebyMarch30.Theadditional 11unitswillbesoldbyDecember2003.

ImplementthehomeownershipplancomponentoftheHOPEVIR revitalizationPlan.

YearOne: DevelopthehomeownershipplanforSaxonHomes.
Progress: PlanhasbeencompletedandweareawaitingHUD approval.
YearTwo: CHAwillbeginimplementationofthePlanbysellinghousesinPhaselof theCeliaSaxonproject.
Progress: HousingconstructionisbehindscheduleduetoterminationofDevel oper.
YearThree: CHAwillreviseitsRevitalizationPlan.

Progress: CHA revised its Revitalization Plan. CHA received HUD Approval on project; new developer was procured.
 Year Four: Anticipate starting construction in 2003.

Develop a homeownership plan for the CHA's single family homes.

Year One: Develop the homeownership plan for the single family Homes.
 Progress: No action has been taken in this area.
 Year Two: The CHA is proceeding with the homeownership programs at Jagers Terrace and Saxon Homes. At this time, it has been decided to review the activities of those two programs and then evaluate creating a homeownership program for the CHA's single family homes.
 Progress: No action.
 Year Three: See Year Two.
 Progress: No action.
 Year Four: See Year Two.

GOAL #5: Improve community quality of life and economic vitality by providing an improved living environment.

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

Year One: Develop Flat Rent Program.
 Progress: Implemented Flat Rent program.
 Year Two: Revise the CHA's Deconcentration of Poverty Plan in accordance with recently issued regulations.
 Progress: New Deconcentration of Poverty Plan was written.
 Year Three: Continue with actions recommended in Deconcentration Plan.
 Progress: The income limits have increased in all communities affected by the Deconcentration of Poverty Plan.
 Year Four: Continue with action recommended in Deconcentration Plan.

Continue to promote income mixing in public housing by assuring access for higher income families into lower income developments.

Year One: Implement the Flat Rent Structure.
 Progress: Completed lease addendum and implemented community-wide.
 Year Two: Conduct the market rate study for physical improvements.
 Progress: No action.
 Year Three: No action.
 Progress: Conducted a physical needs assessment to improve quality of units for income mixing.
 Year Four: Start implementation of physical needs assessment.

Improve public housing security and expand the working relationship with the City of Columbia Police Department and the Richland County Sheriff's Department.

Year One: Expand the security department by 2 officers.
 Progress: Two additional security officers are now employed.
 Year Two: Follow the RAS Implementation Plan and establish a relationship with the City of Eastover Police Department.
 Progress: MOA signed with Eastover Police Department. Implementation Plan was completed.
 Year Three: Implementation Plan will be completed.
 Progress: Completed Implementation Plan.

Year Four: ContinuedeskmonitorsinCHAhigh-risebuildings;continuecontract securityinthepublichousingcommunitiesonweekends.

Continueandexpandsupportiveservicestoincrease dependencefortheelderlyorfamilieswith disabilities.

Year One: ContinueandexpandtheParishNurseProgram.
Progress: CHAsignedacontractextendingtheprogramand expandedtheprogramintotheotherelderlycommunities. TheVialofLife Programwasimplementedforallelderly.
Year Two: Conductastudytoidentifytheneedforassistedlivinghousing.
Progress: CHAhascontractedwiththeUniversityofSouthCarolina toconductthe study.Findingshavenotbeencompleted.
Year Three: EvaluatestudyfromUSC.
Progress: CompletedassistedlivingstudywithUSC;studyisstillunderreviews.
Year Four: Continuetodeterminethefeasibilityofcreatinganassistedliving programwithinpublichousing;continueParishNurseProgram.

Goal#6: Promoteself-sufficiencyandassetdevelopmentoffamiliesandindividualsin assistedhouseholds.

Objectives:

Increasethepercentageofemployedpersonsinassistedfamilies.

Year One: Increaseby5%.
Progress: CHAhasincreasedthenumberoftraining classesconductedonandoff-site.CHAhasstrengtheneditbasicjobskillsandjobsclubprogram throughapartnershipwithDSS.CHAachievedits5%increasein employedresidents.
Year Two: Increaseby5%.
Progress: CHAhasdetermineditneedsabettertrackingsystemforprogram participants.Allclassenrollmentshaveincreased.
Year Three: Increaseby5%.
Progress: CHAcontinuestoincreaseavailabilityoftrainingprograms.Participants aretrackedbyindividualcasemanagersandtheEmployeeLiaison. CHAalsohaspurchasedasoftwareprogramthatalloowsustodocument alltrainingactivities,numberemployed,education,progress,goals,and programneeds.
Year Four: Usingthenewsoftwareprogram,increasethenumberoffull-time employedparticipantsinpublichousingandSection8.

Formalizethepartnershipswithcommunityserviceprovidersandtheprivatemarketthrough contractsandMemorandumsofUnderstanding(MOU).

Year One: Completed.
Progress: CHAhasformalizedcontractsormemorandumswith20agenciesto date.
Year Two: Continueprogram.
Progress: Severalnewpartnershipshavebeenformalizedduringthepastyear. Numberofagreementsisover30agencies.
Year Three: Continueprogram.
Progress: CHAhasincreaseditsMOUsandbusiness partnershipstoinclude mortgagecompanies,realtors,andPalmettoHealth.
Year Four: Continuetoincreasenumberofbusinesspartnerships.

DeveloptheResidentEntrepreneurialDevelopmentCenter.

Year One: EstablishtheREDCandcreate5newbusinesses.

Progress: REDC created and publicized to residents. Four (4) individuals were licensed for personal businesses. Four residents completed the Columbia College Entrepreneurial Opportunities Program.

Year Two: Create five new businesses working with resident families.

Progress: CHA will receive training on Section 3 from HUD staff in Washington during the fiscal year. CHA is continuing to conduct training for residents regarding self-employment. CHA contracted with Residents Executive Council for 5 contracts during FY01-02.

Year Three: Create 5 new businesses.

Progress: CHA changed from having internal REDC to cooperating and referring to existing programs in the community due to budget constraints and duplication of services.

Year Four: Continue to partner with Benedict College Business Development Center Incubator, Columbia College Business Center, and the Minority Business Development Center to encourage residents to create small businesses.

GOAL #7: Ensure equal opportunity and affirmatively further the fair housing for all Americans.

Objectives:

Continue affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: On-going.

Year Two: Continue.

Year Three: Continue.

Year Four: Continue.

Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Progress: On-going.

Year Two: Continue.

Year Three: Continue.

Year Four: Continue.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.7 9(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Columbia Housing Authority has prepared the 2003 -2004 Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The CHA Board of Commissioners adopted a new mission statement in 2001 to guide the activities of the CHA:

The mission of the Columbia Housing Authority is to meet the emerging, affordable housing needs of low to moderate -income individuals and families in Columbia and Richland County while promoting self-reliance and improving their quality of life.

In 1999 -2000, the CHA developed the Agency's Five -Year Agency Goals and One -Year Plan in order to achieve the agency's mission statement. In this 2003 -2004 Plan, the CHA has reviewed its progress toward the Five -Year Goals and identified its objectives for Year Three. The Annual Plan is based on the premise that if the agency accomplishes its goals and objectives, it will be working toward the achievement of its mission.

The CHA has followed the HUD required format for completion of its Agency Plan. Within the following pages is a list of achievements of the agency at this point of the Five -Year Plan. These activities during the last twelve months include:

- Opened the award -winning T.S. Martin Homes; the 35 tax credit units were fully occupied within 60 days and all 35 resident families were former residents of Saxon homes, the site of the HOPE VI Project.
- Partnered with the Cultural Council of the Midlands to create a public outdoor art project featuring the "Doors" of the CHA's HOPE VI project, the first of its kind in the country.
- Processed 6,505 housing applications for all programs during the past year.
- Increased the number of units in Section 8 housing inventory with 192 HUD Opt -outs
- Began the Section 8 new Homeownership Program and the first Section 8 participant purchased a home in December 2002.

- Added 70 HOPWA (Housing Opportunities for Persons with AIDS) vouchers in partnership with the City of Columbia.
- Increased the number of landlords in the Section 8 program to 925 and conducted the second annual Landlord's Meeting with 150 landlords participating.
- Inducted three new members to the CHA's Wall of Fame in front of a record crowd of 500 persons with local and national media in attendance.
- Completed Phase II at Latimer Manor, Erosion Control at Hammond Village, new roof installation at Gonzales Gardens and Allen -Benedict Court, new HVAC installation and removal of solar panels at Eastover, and renovated many of the agency's single family homes under the Capital Improvements Program.
- Completed over 1900 maintenance work orders to include 159 vacancies averaging a 10 -day turnaround.
- Hosted the ABCDE Leadership Program in partnership with the other 200 Housing Authorities in the Carolinas.
- Directed over 80 residents into Homeownership since 1990.
- Improved security by hiring desk monitors at all three high -rises, requiring identification cards for all residents, and conducting gang education training for staff and residents.
- Hired 75 youth in a Summer Employment Program in partnership with Richland Memorial and funding provided by the City of Columbia.
- Partnered with the Residents Executive Center to create several community -wide events for public housing residents, including a Multi -Cultural Festival, Track and Field Events, and Spelling Bee.

The CHA Board of Commissioners, in conjunction with staff and facilitated by consultants developed a new Vision and Core Values statement in 2002 with an accompanying Strategic Plan, both of which are included in the Annual Plan in the Goals and Objectives Section (Section 2). The Plan included a six -month progress report on the Strategic Plan.

Since 2000, the CHA has demolished 400 apartments at Saxon Homes and 300 units at Hendley Homes, utilizing HOPE VI funds. The first phase of the Celia Saxon Revitalization Plan has been completed with the completion of construction at T.S. Martin Homes. The development agreement has been signed and the Authority is proceeding to begin Phase II within the footprint of the former Saxon Homes community.

At the time this document was written (January 2003), the CHA had completed a Request for Proposals for a developer at the Hendley Home site. The Authority is evaluating and interviewing the respondents to the RFP. Once a plan is created by the consultants and approved by the Agency, the Authority will research different financial options to include HOPE VI Revitalization Funds.

In summary, the CHA is on course to improve the quantity and quality of affordable housing in the City of Columbia and Richland County, SC.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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| 3. Policies on Eligibility, Selection and Admissions | 5-1 |
| 4. Rent Determination Policies | 6-1 |
| 5. Operations and Management Policies | 7-1 |
| 6. Grievance Procedures | 8-1 |
| 7. Capital Improvement Needs | 9-1 |
| 8. Demolition and Disposition | 10-1 |
| 9. Designation of Housing | 11-1 |
| 10. Conversion of Public Housing | 12-1 |
| 11. Homeownership | 13-1 |
| 12. Community Service Programs | 14-1 |
| 13. Crime and Safety | 15-1 |
| 14. Pets (Inactive for January 1 PHAs) | 16-1 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 17-1 |
| 16. Audit | 18-1 |
| 17. Asset Management | 19-1 |
| 18. Other Information | 20-1 |

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration – Attachment A
- ☒ FY 2003 Capital Fund Program Annual Statement – Attachment B
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY 2003 Capital Fund Program 5 Year Action Plan – Attachment C
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certification of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents so offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| | Public housing management and maintenance policy | Annual Plan: Operations |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | and Maintenance |
| X | Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| X | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self - Sufficiency |
| X | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self - Sufficiency |
| X | Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self - Sufficiency |
| | The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |

| List of Supporting Documents Available for Review | | |
|--|--|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|----------------------------|---------------|----------------|----------------------------|-------------|-----------------------|
| Family Type | Overall | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income ≤ 30% of AMI | 5 | 5 | 5 | 5 | 5 | 4 | 5 |
| Income > 30% but ≤ 50% of AMI | 5 | 5 | 5 | 5 | 5 | 4 | 5 |
| Income > 50% but < 80% of AMI | 5 | 5 | 5 | 5 | 5 | 4 | 5 |
| Elderly | 4 | 4 | 4 | 4 | 4 | 3 | 4 |
| Families with Disabilities | 4 | 3 | 4 | 4 | 4 | 3 | 4 |
| Race/Ethnicity Black | 5 | 5 | 5 | 5 | 5 | 4 | 5 |
| Race/Ethnicity White | 3 | 3 | 3 | 3 | 3 | 2 | 3 |
| Race/Ethnicity Other | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s City of Columbia, SC
Indicate year: 2000 - 2005

- ☐ U.S.Census data:theComprehensiveHousingAffordabilityStrategy (“CHAS”)dataset
- ☐ AmericanHousingSurveydata
Indicateyear:
- ☐ Otherhousingmarketstudy
Indicateyear:
- ☐ Othersources:(listandindicateyearofinformation)

Note:RichlandCounty,SCdoesnothaveaconsolidatedplanbutisintheprocessof developingone.

B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA’swaitinglist/s .Completeonetableforeachtype
offPHA -widewaitinglistadministeredbyth ePHA. PHAsmayprovideseperatetablesforsite -
basedorsub -jurisdictionalpublichousingwaitinglistsattheiroption.

| HousingNeedsofFamiliesontheWaitingList | | | |
|---|-------------|------------------|----------------|
| Waitinglisttype:(selectone) | | | |
| <input type="checkbox"/> Section8tenant -basedassis tance | | | |
| <input type="checkbox"/> PublicHousing | | | |
| <input checked="" type="checkbox"/> CombinedSection8andPublicHousing | | | |
| <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) | | | |
| Ifused,identifywhichdevelopment/subjurisdiction: | | | |
| | #offamilies | %oftotalfamilies | AnnualTurnover |
| Waitinglisttotal | 5,697 | | 990 |
| Extremelylow income<=30%AMI | 5,635 | 98.9 | |
| Verylowincome (>30%but<=50% AMI) | 54 | 1.0 | |
| Lowincome (>50%but<80% AMI) | 8 | 0.1 | |
| Familieswith children | 3336 | 58.6 | |
| Elderlyfamilies | 76 | 1.3 | |
| Familieswith Disabilities | 345 | 6.1 | |
| Race/ethnicity White | 236 | 4.1 | |
| Race/ethnicity Black | 5444 | 95.6 | |
| Race/ethnicity Other | 27 | 0.1 | |

| Housing Needs of Families on the Waiting List | | | |
|--|------|------|-----|
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 1389 | 24 | 126 |
| 2BR | 2623 | 24 | 138 |
| 3BR | 1437 | 47 | 158 |
| 4BR | 225 | 25 | 30 |
| 5BR | 23 | 4 | 2 |
| 5+BR | 0 | 0.01 | 0 |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes –Section 8 Voucher only If yes: How long has it been closed (# of months)? Since 10/6/02 Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes –for Section 8 Vouchers | | | |

C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
- Maintain HUD federal targeting requirements for families at or below 30% of AMI in tenant -based Section 8 assistance.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☒ Seekdesignationofpublichousingfortheelderly
- ☒ Applyforspecial -purposevoucherstargetedtothe elderly,shouldtheybecome available
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- ☐ Seek designationofpublichousingforfamilieswithdisabilities
- ☒ Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- ☒ Applyforspecial -purposevoucherstargetedt ofamilieswithdisabilities, shouldtheybecomeavailable
- ☒ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicities withdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicitiesshowntohavedisp roportionate housingneeds
- ☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- ☒ Counselsection8tenantsastolocationofunitsoutsideofareasofpoverty r minorityconcentrationandassistthemtolocatethoseunits
- ☒ Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- ☐ Other:(listbelow)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2003 grants) | | |
| a) Public Housing Operating Fund | 3,527,028 | |
| b) Public Housing Capital Fund | 3,688,110 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 15,413,160 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |

| FinancialResources: PlannedSourcesandUses | | |
|---|------------------|---------------------|
| Sources | Planned\$ | PlannedU ses |
| g) ResidentOpportunityandSelf - SufficiencyGrants | | |
| h) CommunityDevelopmentBlock Grant | | |
| i) HOME | | |
| OtherFederalGrants(listbelow) | | |
| Ross/Elderly | 40,539 | publichousing |
| 2.Pr iorYearFederalGrants (unobligatedfundsonly)(list below) | | |
| HopeVIRevitalization | 22,073,061 | publichousing |
| UnobligatedCapitalFund | 887,853 | publichousing |
| | | |
| 3.PublicHousingDwellingRental Income | 3,094,000 | publichousing |
| | | |
| | | |
| 4.Other income (listbelow) | | |
| Investment | 80,000 | publichousing |
| Vending | 5,000 | publichousing |
| 4.Non -federalsources (listbelow) | | |
| | | |
| | | |
| | | |
| Totalresources | 48,808,751 | |
| | | |
| | | |

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRP art903.79(c)]

A.PublicHousing

Exemptions:PHAs that donotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time) 60 to 120 days
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug -related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)
Home visits, former landlord references

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)
Lower Richland Community Center, Midlands One Stop Center, South Carolina Employment Security Commission, Cecil Tillis Family Life Center

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?
One

2. ☐ Yes ☒ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? Three

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting list s (select all that apply)?

- ☒ PHA main administrative office
- ☒ All PHA development management offices
- ☒ Management offices at developments with site -based waiting lists
- ☐ At the development to which they would like to apply
- ☒ Other (list below)
Midlands One Stop Center, Lower Richland Community Center, City of Cayce City Hall

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

Applicants on site -based waiting list are removed to bottom of the list after refusing three, unless one is a selected site.

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes

- ☒ At family request for revision
☐ Other(list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
 If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
 If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
 If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
SC2 -1, SC2 -2, SC2 -9, SC2 -20

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
SC2 -11

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug -related activity
- ☒ Other (describe below)

1. Tenant's address
2. Previous landlord's name & telephone number

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☐ None
- ☒ Federal public housing
- ☒ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
- ☒ Other (list below)
Midland's One Stop Center, South Carolina Employment Security Commission, Cecil Tillis Family Life Center

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:
As indicated in Section 8 Administrative Policy

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contributes to meeting income goals (broad range of incomes)
- ☐ Household that contributes to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

3 Bedroom Homeless Vouchers, Disabled Families, HOPWA Families, HUD

Opt-Out Vouchers

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☒ Otherpreference(s)(listbelow)
3BedroomHomelessVouchers,DisabledFamilies,HOPWAFamilies,
HUDDOpt -OutVouchers

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☒ Other (list below)

Admissions and Continued Occupancy Plan

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
- ☒ Other (list below)

Communication with non -profit organizations

4. PHA Rent Determination Policies

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :
Admissions and Continued Occupancy Policy

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Rents in accordance with the Flat Rent Schedule

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)

- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
 - ☐ Survey of rents listed in local newspaper
 - ☐ Survey of similar unassisted units in the neighborhood
 - ☒ Other (list/describe below)
- Fair Market Rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

- b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Admissions and Continued Occupancy Policy/Section 8 Administrative Plan

5. Operations and Management

[24 CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
The administrator of the CHA is the Executive Director who reports directly to the CHA Board of Commissioners. There are four areas of management: Housing and Facilities, Asset management, Administration and Finance, HOPEVI/FSS, and Section 8, each division is led by a Deputy Director.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 1,688 | 452 |
| Section 8 Vouchers | 2,416 | |
| Section 8 Certificates | N/A | |
| Section 8 Mod Rehab | 494 | 85 |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | 25 Homeless 100 Disabled | 6 21 |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Other Federal Programs (list individually) | HOPWA 70 | 10 |

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
Appendix list in Annual Plan
- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredtocompletethiscomponentand
may skiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A: PHAsthatwillnotparticipateintheCapitalFundProgrammay
skiptocomponent7B.AllotherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital
activities thePHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviability
ofitspublichousingdevelopments.ThisstatementcanbecompletedbyusingtheCFPAnnual
StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's
option,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto
thePHAPlanat Attachment(statename)Component7,PHAPlanTable
Library

-or-

☐ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected,
copytheCFPAnnualStatementfromtheTableLibraryandinsertthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement
canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe
PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☒ Yes ☐ No:Is thePHAprovidinganoptional5 -YearActionPlanforthe
CapitalFund?(ifno,skiptosub -component7B)

b.Ifyes toquestiona,selectone:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto
thePHAPlanatAttachment(statename)Component7,PHAPlanTable
Library

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected,
copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert
here)

B.HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Saxon Homes

2. Development (project) number: (SC2 -4) SC16URD02I199

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

Hendley Homes is being considered for revitalization under H6

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Celia Saxon Phase I

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

CHA is exploring the possibility of applying for replacement vouchers under HOPEVI.

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Saxon Homes |
| 1b. Development (project) number : SC002004 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (09/30/03) |
| 5. Number of units affected: N/A – units already demolished |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 10/11/03 b. Projected end date of activity: 12/31/03 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Saxon Homes: Drew Park for Part of Development |
| 1b. Development (project) number: SC16VR002I199 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (06 /30/03) |
| 5. Number of units affected: 0 (N/A – Units already demolished) |

b. Projected end date of activity: 12/30/03

| Demolition/Disposition Activity Description | |
|--|---|
| 1a. Development name: Hendley Homes | -20 acres |
| 1b. Development (project) number: SC2 | -3 |
| 2. Activity type: Demolition <input type="checkbox"/> | Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (06/31/03) | |
| 5. Number of units affected: 0 | |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development | |
| 7. Timeline for activity: a. Actual or projected start date of activity: 06/31/03 b. Projected end date of activity: 12/30/03 | |

| Demolition/Disposition Activity Description | |
|--|--------------------------------------|
| 1a. Development name: Scattered 235s | -2040 Harlem Street |
| 1b. Development (project) number: SC2 | -17 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> | Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (06/31/03) | |
| 5. Number of units affected: 1 | |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |
| 7. Timeline for activity: a. Actual or projected start date of activity: 09/31/03 b. Projected end date of activity: 12/30/03 | |

| Demolition/Disposition Activity Description | |
|--|---------------------|
| 1a. Development name: Scattered 235s | -2042 Harlem Street |
| 1b. Development (project) number: SC2 | -17 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> | |

| |
|--|
| Disposition <input type="checkbox"/> |
| 3.Application status(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/> |
| 4.Dateapplicationapproved,submitted,orplannedforsubmission: (06/31/03) |
| 5.Numberofunitsaffected:1 |
| 6.Cove rageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment |
| 7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:09/31/03 b.Projectendddateofactivity:12/30/03 |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

| Conversion of Public Housing Activity Description |
|---|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) |

- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Voluntary Conversion Initial Assessments

- How many of the PHA's developments are subject to the Required Initial Assessments? 24
- How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 3
- How many Assessments were conducted for the PHA's covered developments? 24
- Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

- ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA - established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/11/01

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
☒ Jointly administer programs
☐ Partner to administer a HUD Welfare -to-Work voucher program
☐ Joint administration of other demonstration program
☒ Other (describe)
DS Training Programs

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☒ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office/ PHA main office/ other provider name) | Eligibility (public housing or section 8 participants or both) |
| Section 8 Homeownership Program | 125 | Special criteria | Section 8 management office | Section 8 |
| GED/Adult Education | 10 | Special criteria | HOPEVIO Office | Both |
| CHA Track and Field Competitions | 75 | Other | Resident Programs | Public Housing |
| Summer Basketball Camps | 100 | Other | Resident Programs | Both |
| Medical Technology Training Program | 15 | Special criteria | Resident Programs | Both |

| | | | | |
|---|---------|-----------------|----------------------------|---------------|
| BibleStudy | 200 | Other | CommunityClubs | PublicHousing |
| EducationalAchievementAwards Program | 198 | Other | ResidentPrograms | Both |
| LifeSkills/JobSearchClasses | 20 | WaitingList | HOPEVIOffice | Both |
| BoyScouts | 50 | PHDEP | ResidentPrograms | PublicHousing |
| DollarGeneralInte rnships | 15 | WaitingList | HOPEVIOffice | Both |
| Exercise/NutritionClasses | 60 | Other | SeniorServices | PublicHousing |
| HighwayConstructionProgram | 15 | Specialcriteria | Benedict | Both |
| ABCDEConference | 250 | PHDEP | ResidentPrograms | PublicHousing |
| JobRetention/Empl oyee EnhancementTraining | 20 | WaitingList | HOPEVIOffice | Both |
| Back-2-SchoolBlockParty | 1,500 | Other | ResidentPrograms | Both |
| HomeownershipTraining | 25 | WaitingList | HOPEVIOffice | Both |
| FamilyConnectionSupportGroup | 125 | Specialcriteria | HOPEVIOffice | PublicHousing |
| ConsumerCreditCounseling | 100 | Other | HOPEVIOffice | Both |
| Home&YardMaintenance | 25 | WaitingList | HOPEVIOffice | Both |
| Budget/CreditClasses | 30 | WaitingList | HOPEVIOffice | Both |
| HomeBuyingClasses | 25 | WaitingList | HOPEVIOffice | Both |
| ComputerTraining | 15 | WaitingList | HOPEVIOffice | Both |
| TRIOProgram | 15 | Specialcriteria | HOPEVIOffice | Both |
| Out-of-SchoolSuspension Program | 104 | Specialcriteria | ResidentPrograms | Both |
| VisionHealthInitiative | 120 | Specialcriteria | ResidentPrograms | Both |
| SummerLunchProgram | 3,000 | Specialcriteria | ResidentPrograms | PublicHousing |
| KOBAN | 200-250 | Other | ResidentPrograms | PublicHousing |
| Santa'sSleigh | 225 | Other | ResidentPrograms | PublicHousing |
| S.C.O.P.E. Van | 200 | Specialcriteria | ResidentPrograms | Both |
| Bingo | 100 | Other | SeniorServices | PublicHousing |
| CongregateMealsProgram | 100 | Specialcriteria | SeniorServices | PublicHousing |
| HarmonyGroup | 175 | Specialcriteria | KOBAN/Resident Programs | PublicHousing |
| Self-AwarenessClasses | 25 | WaitingList | HOPEVIOffice | Both |
| CertifiedNursesAssistant Training | 20 | WaitingList | HOPEVIOffice | Both |

(2)FamilySelfSufficiencyprogram/s

a. ParticipationDescription

| FamilySelfSufficiency(FSS)Participation | | |
|--|---|---|
| Program | RequiredNumberofParticipants (startofFY2001Estimate) | ActualNumberofParticipants (Asof:01/31/02) |
| PublicHousing | 87 | 95 |
| Section8 | 70 | 66 |

b. ☐ Yes ☒ No: IfthePHAisnotmaintainingtheminimumprogramsized
requiredbyHUD,doesthemostrecentFSSActionPlanaddress

the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

HUD no longer requires Housing Authority to maintain the minimum required slots.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with _____ is PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime

☐ Other(describebelow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions
toimprovesafetyofresidents(selectallthatapply).

- ☒ Safetyandsecuritysurveyo residents
- ☒ Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”
publichousingauthority
- ☐ Analysisofcosttrendsovertimeforrepaiofvandalismandremovalof
graffiti
- ☐ Residentreports
- ☐ PHAemployeereports
- ☐ Policereports
- ☐ Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti
drugprograms
- ☒ Other(describebelow)
ProvidenceGroupStudy
RASSSurveyResultsJanuary2003

3.Whichdevelopmentsaremostaffected?(listbelow)

GonzalesGardens,HammondVillage,Allen -BenedictCourt

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyea r

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:
(selectallthatapply)

- ☒ Contractingwithoutsideand/orresidentorganizationsforthe provisionof
crime-and/ordrug -preventionactivities
- ☒ CrimePreventionThroughEnvironmentalDesign
- ☒ Activitiestargetedtoat -riskyouth,adults,orseniors
- ☐ VolunteerResidentPatrol/BlockWatchersProgram
- ☒ Other(describebelow)
HiringofDesk Monitorsathigh -rises

2.Whichdevelopmentsaremostaffected?(listbelow)

GonzalesGardens,LatimerManor,Allen -BenedictCourt,HammondVillage,
Dorrah-Randall

C.CoordinationbetweenPHAandthepolice

1.Describethecoordinationbetweenthe PHAandtheappropriatepoliceprecinctsfor
carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Latimer Manor, Allen -Benedict Court, Gonzales Gardens, Hammond Village, Dorrah-Randall

D. Additional information as required by PHDEP/PHDE P Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVE D FOR PET POLICY

[24CFR Part 903.79(n)]

The CHA approved its pet policy on December 16, 1999 and has implemented the policy in accordance with HUD regulations. The CHA revised the policy and received Board approval on February 15, 2001.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- ☐ Attached at Attachment (Filename)
- ☒ Provided below:
The Resident Advisory Board concurred with the CHA's Plan.

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Columbia, South Carolina

State of South Carolina

Richland County, South Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Reduced density
 - Increase homeownership
 - Increase the availability of affordable housing
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Redevelopment in Columbia/Sumter Empowerment Zone

Financial Commitments to HOPE VI program

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHAPlan TableLibrary

Component7 CapitalFundProgramAnnualStatement PartsI,II,andII

AnnualStatement CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber FFYofGrantApproval: (07/2003)

☒ OriginalAnnualStatement

| LineNo. | SummarybyDevelopmentAccount | TotalEstimated Cost |
|---------|---|------------------------|
| 1 | TotalNon -CGPFunds | |
| 2 | 1406Operations | 292,692 |
| 3 | 1408Ma nagementImprovements | 3,000 |
| 4 | 1410Administration | 292,692 |
| 5 | 1411Audit | 2,500 |
| 6 | 1415LiquidatedDamages | 0 |
| 7 | 1430FeesandCosts | 100,000 |
| 8 | 1440SiteAcquisition | 0 |
| 9 | 1450SiteImprovement | 225,000 |
| 10 | 1460DwellingStructures | 1,578,495 |
| 11 | 1465.1DwellingEquipment -Nonexpendable | 0 |
| 12 | 1470NondwellingStructures | 0 |
| 13 | 1475NondwellingEquipment | 32,500 |
| 14 | 1485Demolition | 0 |
| 15 | 1490ReplacementReserve | 0 |
| 16 | 1492MovingtoWorkDemonstration | 0 |
| 17 | 1495.1Re locationCosts | 0 |
| 18 | 1499ActivitiesDevelopment | 400,000 |
| 19 | 1502Contingency | 0 |
| 20 | AmountofAnnualGrant(Sumoflines2 -19) | 2,926,879 |
| 21 | Amountofline20RelatedtoLBPActivities | 0 |
| 22 | Amountofline20RelatedtoSection504Compliance | 0 |
| 23 | Amountofline20RelatedtoSecurity | 0 |
| 24 | Amountofline20RelatedtoEnergyConservationMeasures | 0 |

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

| Development Number/Name HA-WideActivities | GeneralDescri ptionofMajor WorkCategories | Deve lopm ent Acco unt Num ber | Total Estimated Cost |
|---|--|--|----------------------------|
| CHAWide | Operations | 1406 | 292,692 |
| | MaintenanceTraining | 1408 | 3,000 |
| | Salaries | 1410 | 204,885 |
| | Benefits | 1410 | 87,807 |
| | Audit | 1411 | 2,500 |
| | A&E Services and Fees | 1430 | 100,000 |
| | Force Account: Sewer | 1450 | 150,000 |
| | Site work and Sidewalk Repair | 1450 | 75,000 |
| | Office, Computer, Comm Equipment | 1475 | 32,500 |
| | HOPE VI Program Support | 1499 | 400,000 |
| | Replace HVAC units | 1460 | 60,000 |
| | Replace Siding: Force Account | 1460 | 25,000 |
| | Comprehensive renovations: Force Account | 1460 | 43,495 |
| | Cycle painting | 1460 | 150,000 |
| | SC 2-9 Latimer Manor | | |
| | Comprehensive Modernization | 1460 | 1,300,000 |
| | | | |

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

| Development Number/Name HA-WideActivities | AllFundsObligated (QuarterEndingDate) | AllFundsExpended (QuarterEndingDate) |
|---|--|---|
| CHA Wide | 6/2005 | 6/2007 |
| SC 2-9 Latimer Manor | 6/2005 | 6/2007 |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplanne dinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements
plannedinthenext5PHAfiscalyear.Copythisstableasmanytimesasnecessary.Note:PHAsneednotincludinformationfromYearOneofthe5 -Yearcycle,becausethis
informationisincludedintheCapitalFundProgramAnnualStatement.

| Optional5 -YearActionPlanTables | | | | |
|--|-------------------------------------|---------------------|---------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inDevelopment | |
| SC2 -28/29 SC2 -30 | Dorrah/Randall | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ComprehensiveModernization | | | \$700,000 | 2005 |
| ReplacePlumbingPiping | | | \$100,000 | 2004 |
| Totalestimated costovernext5years | | | \$800,000 | |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanage mentimprovements
plannedinthenext5PHAfiscalyear.Copythisstableasmanytimesasnecessary.Note:PHAsneednotincludinformationfromYearOneofthe5 -Yearcycle,becausethis
informationisincludedintheCapitalFundProgramAnnualState ment.

| Optional5 -YearActionPlanTables | | | | |
|--|-------------------------------------|---------------------|---------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inDevelopment | |
| SC2 -16 | WheelerHill | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ReplaceRoofs | | | \$64,000 | 2006 |
| MetalWrapBuildings | | | \$80,000 | 2006 |
| FenceSite | | | \$152,000 | 2006 |
| SiteWork | | | \$25.000 | 2006 |
| Totalestimatedcostovernext5years | | | \$321,000 | |

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| SC2 -16 | Wheeler Hill | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Roofs | | | \$64,000 | 2006 |
| Metal Wrap Buildings | | | \$80,000 | 2006 |
| Fence Site | | | \$152,000 | 2006 |
| Site Work | | | \$25,000 | 2006 |
| Total estimated cost over next 5 years | | | \$321,000 | |

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| SC2 -1 | Gonzales Gardens | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Roofs | | | \$400,000 | 2003 |
| Fence Daycare | | | \$5,000 | 2003 |
| Replace Water Heaters | | | \$112,000 | 2006 |
| Total estimated cost over next 5 years | | | \$517,000 | |

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| SC2 -19 | Arrington Manor | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Water Heaters | | | \$29,000 | 2005 |
| Total estimated cost over next 5 years | | | \$29,000 | |

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| SC2 -11 | Small Sites | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace HVAC System | | | \$350,000 | 2006 |
| Renovate Bathrooms | | | \$300,000 | 2006 |
| Replace Water Heaters | | | \$50,000 | 2006 |
| Total estimated cost over next 5 years | | | \$700,000 | |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -widephysicalormanagementimprovements -Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

| Optional5 -YearActionPlanTables | | | | |
|--|-------------------------------------|---------------------|---------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inDevelopment | |
| SC2 -2 | AllenBenedictCourt | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ReplaceRoofs | | | \$75,000 | 2004 |
| Totalestimatedcostovernext5years | | | \$75,000 | |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -widephysicalormanagementimprovements -Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

| Optional5 -YearActionPlanTables | | | | |
|--|-------------------------------------|---------------------|---------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inDevelopment | |
| SC2 -14 | HammondVillage | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ReplaceRoofs | | | \$140,000 | 2003 |
| ReplaceSiding | | | \$270,000 | 2003 |
| RenovateBathroom | | | \$156,000 | 2006 |
| ReplaceFlooring | | | \$20,000 | 2006 |
| Totalestimatedcostovernext5years | | | \$586,000 | |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

| Optional5 -YearActionPlanTables | | | | |
|--|-------------------------------------|---------------------|----------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inD evelopment | |
| SC2 -9 | LatimerManor | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ComprehensiveModernization | | | \$8,449,000 | 2003 |
| Totalestimatedcostovernext5years | | | \$8,449,000 | |

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA plannedinthe next5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludeinformationfromYearOneofthe5 -widephysicalormanagementimprovements -Yearcycle,because this informationisincludedintheCapitalFundProgramAnnualStatement.

| Optional5 -YearActionPI anTables | | | | |
|--|-------------------------------------|---------------------|---------------------------|---------------------------------|
| Development Number | DevelopmentName (orindicatePHAwide) | Number Vacant Units | % Vacancies inDevelopment | |
| CHAWIDE | AllCommunities | | | |
| DescriptionofNeededPhysicalImprovementsorManagement Improvements | | | Estimated Cost | PlannedStartDate (HAFiscalYear) |
| ReplaceHeatSystems | | | \$113,000 | 2003 |
| ReplaceRoofs | | | \$175,000 | 2003 |
| Sitework –SFH | | | \$25,000 | 2003 |
| ModernizeBathrooms | | | \$200,000 | 2003 |
| ModernizeKitchens | | | \$290,000 | 2003 |
| A/EFees | | | \$390,000 | 2003 |
| Sitework/ErosionControlTree removal | | | \$105,000 | 2003 |
| MaintenanceTrainingCenter | | | \$100,000 | 2003 |
| HOPEVIContribution | | | \$1,200,000 | 2003 |
| Totalestimatedcostovernext5yea rs | | | \$2,598,000 | |

OptionalPublicHousingAssetManagementTable

SeeTechnicalGuidanceforinstructionsontheuseofthistable,includinginformationtobeprovided.

| PublicHousingAssetManagement | | | | | | | | |
|------------------------------|-----------------------|--|------------------------------------|------------------------------------|-------------------------------|------------------------|-------------------------------|-------------------------------|
| Development Identification | | ActivityDescription | | | | | | |
| Name, Number, and Location | Numberand Typeofunits | CapitalFundProgram PartsIIandIII Component7a | Development Activities Component7b | Demolition/ disposition Component8 | Designated housing Component9 | Conversion Component10 | Home- ownership Component 11a | Other (describe) Component 17 |
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| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|--|------------------|-------------------|---------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PH Name: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : SC16P00250100 Capital Fund Program Replacement Housing Factor Grant No: | | | Federal FY of Grant: FY2000 |
| Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2002 | | <input type="checkbox"/> Reserve for Disasters/Emergencies X Revised Annual Statement (revision no :1) Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | 0 | | | |
| 2 | 1406 Operations | 160,000 | 160,000 | 160,000 | 160,000 |
| 3 | 1408 Management Improvements | 104,000 | 86,457 | 86,457 | 86,455.77 |
| 4 | 1410 Administration | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 316,400 | 372,161 | 372,161 | 369,904.68 |
| 6 | 1415 Liquidated Damages | 2,500 | 2,500 | 2,500 | 2,500.00 |
| 7 | 1430 Fees and Costs | 180,000 | 197,575 | 197,575 | 197,574.22 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 181,188 | 150,703 | 150,703 | 140,689.64 |
| 10 | 1460 Dwelling Structures | 2,138,025 | 2,044,020 | 2,044,020 | 1,813,108.87 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | 0 | 0 | 0 | 0 |
| 12 | 1470 Non dwelling Structures | 195,000 | 247,805 | 247,805 | 247,804.36 |
| 13 | 1475 Non dwelling Equipment | 44,500 | 60,392 | 60,392 | 60,392.15 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |
| 17 | 1495.1 Relocation Costs | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 400,000 | 400,000 | 400,000 | 84,300.62 |
| 19 | 1502 Contingency | 0 | 0 | 0 | 0 |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 3,721,613 | 3,721,613 | 3,721,613 | 3,162,730.31 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program#: SC16P00250100 Capital Fund Program Replacement Housing Factor#: | | | | Federal FY of Grant: 2000 | | |
|--|--|---|----------|----------------------|---------|---------------------------|----------------|-------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CHAWide | Operations | 1406 | 1 | 160,000 | 160,000 | 160,000 | 160,000 | Complete |
| | Maintenance training | 1408 | 1 | 4,000 | 5,250 | 5,250 | 5,249.18 | Complete |
| | Computer system upgrade | 1408 | 1 | 100,000 | 81,207 | 81,207 | 81,206.59 | Complete |
| | Salaries | 1410 | 1 | 221,480 | 278,774 | 278,774 | 278,773.71 | Complete |
| | Benefits | 1410 | 1 | 94,920 | 93,387 | 93,387 | 91,130.97 | Work ongoing |
| | Audit | 1411 | 1 | 2,500 | 2,500 | 2,500 | 2,500.00 | Complete |
| | A&E Services/fees | 1430 | 1 | 100,000 | 123,375 | 123,375 | 123,374.22 | Complete |
| | Physical needs assessment | 1430 | 1 | 80,000 | 74,200 | 74,200 | 74,200.00 | Complete |
| | Force Account: sewer | 1450 | 1 | 13,188 | 15,287 | 15,287 | 5,275.03 | Work ongoing |
| | Site work/Sidewalk repair | 1450 | 1 | 68,000 | 6,890 | 6,890 | 6,889.40 | Complete |
| | Gas, water, sewer line repair | 1450 | 1 | 50,000 | 22,759 | 22,759 | 22,759.00 | Complete |
| | Office, computers, comm. equipment | 1475 | 1 | 32,500 | 32,654 | 32,654 | 32,654.00 | Complete |
| | Vehicle: Mod program | 1475 | 2 | 12,000 | 27,738 | 27,738 | 27,738.15 | Complete |
| | HOPE VI support | 1499 | 1 | 400,000 | 400,000 | 400,000 | 84,300.62 | Work ongoing |
| | Replace windows | 1460 | 5 | 32,000 | 3,528 | 3,528 | 3,528.00 | Complete |
| | Replace roofs | 1460 | 5 | 40,000 | 65,000 | 65,000 | 65,000.00 | Complete |
| | Renovate Kitchens/Bathrooms | 1460 | 6 | 60,000 | 139,903 | 139,903 | 123,617.88 | Work ongoing |
| | Replace siding | 1460 | 10 | 60,000 | 85,042 | 85,042 | 85,042.00 | Complete |
| | Replace backflow valves at pumps | 1460 | 1 | 60,000 | 73,200 | 73,200 | 73,200.00 | Complete |
| | Central Office Renovations | 1470 | 1 | 0 | 0 | 0 | 0 | Work deferred |
| | Tech Service Warehouse Renovation | 1470 | 1 | 125,000 | 177,287 | 177,287 | 177,287 | Complete |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #: | | | | Federal FY of Grant: 2000 | | |
|---|--|---|----------|----------------------|---------|---------------------------|----------------|-------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| SC2 -1 Gonzales Gardens | Replace roofs | 1460 | 15 | 75,000 | 86,948 | 86,948 | 86,948.00 | Complete |
| | Daycare: replace HVAC unit | 1470 | 1 | 70,000 | 70,369 | 70,369 | 70,369.00 | Complete |
| | | | | | | | | |
| SC2 -2 ABC | Repair windows | 1460 | 244 | 5,000 | 12,579 | 12,579 | 12,579.04 | Complete |
| | Replace roofs | 1460 | 15 | 75,000 | 55,143 | 55,143 | 55,143.00 | Complete |
| SC2 -10 Marion Street | Repair HVAC | 1460 | 47 | 76,525 | 46,325 | 46,325 | 46,325.63 | Complete |
| | Building façade repair | 1460 | 1 | 0 | 0 | 0 | 0 | Funds not required |
| | Install shower surrounds | 1460 | 83 | 50,000 | 50,004 | 50,004 | 50,003.74 | Complete |
| SC2-9 Latimer Manor | Comprehensive Mod | 1460 | 16 | 1,026,500 | 979,796 | 979,796 | 979,795.00 | Complete |
| SC2-14 Hammond Village | Site work: ground erosion repair | 1450 | 1 | 50,000 | 105,767 | 105,767 | 105,766.21 | Complete |
| SC2-16 Wheeler Hill | Install HVAC system | 1460 | 16 | 139,000 | 92,425 | 92,425 | 549.99 | Work in progress |
| SC2 -20 Small Sites | Force Account: install HVAC | 1460 | 20 | 0 | 0 | 0 | 0 | Combined with Mod |
| | Remove Solar System: Eastover | 1460 | 1 | 9,000 | 194,127 | 194,127 | 194,126.82 | Complete |
| | Arsenal Hill: Comp Mod | 1460 | 20 | 160,000 | 160,000 | 160,000 | 37,249.77 | Work in progress |
| | | | | | | | | |
| | | | | | | | | |

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP /CFPRHF)****PartIII:ImplementationSchedule**

| | | | | | | | |
|---|---|---------|---|---|---------|---------|-------------------------------|
| PHAName:HousingAuthorityoftheCityof Columbia,SouthCarolina | | | GrantTypeandNumber CapitalFundProgram#: SC16P00250100 CapitalFundProgramReplacementHousingFactor#: | | | | FederalFYofGrant: 2000 |
| DevelopmentNumber Name/HA-WideActivities | AllFundObligated (QuarterEndingDate) | | | AllFundsExpended (QuarterEndingDate) | | | ReasonsforRevisedTargetDates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CHAWide | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | | HUDdirected |
| | | | | | | | |
| SC2 -1GonzalesGardens | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | 9/2002 | HUDdirected |
| | | | | | | | |
| SC2 -2ABC | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | 12/2002 | HUDdirected |
| | | | | | | | |
| SC2 -16WheelerHill | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | | HUDdirected |
| | | | | | | | |
| SC2 -20SmallSites (ArsenalHill) | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | | HUDdirected |
| | | | | | | | |
| SCLatimerManor | 3/2003 | 9/2002 | 6/2001 | 3/2005 | 9/2004 | 12/2002 | HUDdirected |
| | | | | | | | |
| | | | | | | | |
| SC2 -10MarionStreet | 3/2003 | 9/2002 | 9/2002 | 3/2005 | 9/2004 | 9/2002 | HUDdirected |
| | | | | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
|---|---|---|------------------|-------------------|---------------------------------------|
| PH Name: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : SC16P00250101 Capital Fund Program Replacement Housing Factor Grant No: | | | Federal FY of Grant: FY2001 |
| Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2002 | | <input type="checkbox"/> Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 1)) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 172,161 | 172,161 | 172,161 | 0 |
| 3 | 1408 Management Improvements | 5,000 | 5,318 | 5,318 | 5,318.49 |
| 4 | 1410 Administration | 316,400 | 316,400 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 100,000 | 100,000 | 100,000 | 93,079.61 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 211,500 | 215,505 | 198,025 | 150,848.93 |
| 10 | 1460 Dwelling Structures | 2,299,939 | 2,307,769 | 1,939,724 | 347,369.60 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | 0 | 0 | 0 | 0 |
| 12 | 1470 Non dwelling Structures | 70,000 | 57,847 | 52,722 | 45,147.70 |
| 13 | 1475 Non dwelling Equipment | 10,000 | 10,000 | 10,000 | 10,000.00 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |
| 17 | 1495.1 Relocation Costs | 24,000 | 24,000 | 7,541 | 7,541.00 |
| 18 | 1499 Development Activities | 400,000 | 400,000 | 400,000 | 0 |
| 19 | 1502 Contingency | 0 | 0 | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 3,609,000 | 3,609,000 | 2,882,491 | 659,305.33 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program#: SC16P00250101 Capital Fund Program Replacement Housing Factor#: | | | | Federal FY of Grant: 2001 | | |
|--|--|--|----------|----------------------|---------|---------------------------|----------------|---------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CHAWide | Operations | 1406 | 1 | 172,161 | 172,161 | 172,161 | 0 | |
| | Maintenance training | 1408 | 1 | 5,000 | 5,318 | 5,318 | 5,318.49 | Complete |
| | Salaries | 1410 | 1 | 221,480 | 221,480 | 0 | 0 | Notscheduled |
| | Benefits | 1410 | 1 | 94,920 | 94,920 | 0 | 0 | Notscheduled |
| | Audit | 1411 | 1 | | | | | |
| | A&E Services/fees | 1430 | 1 | 100,000 | 100,000 | 100,000 | 93,079.61 | Inwork |
| | Force Account: sewer | 1450 | 1 | 150,000 | 152,611 | 152,611 | 105,434.93 | Inwork |
| | Sitework/Sidewalk repair | 1450 | 1 | 20,000 | 0 | 0 | 0 | Funds moved to other line |
| | Gas, water, sewer line repair | 1450 | 1 | 10,000 | 0 | 0 | 0 | Funds moved to other line |
| | Office, computers, comm. equipment | 1475 | 1 | 10,000 | 10,000 | 10,000 | 10,000 | Complete |
| | | | | | | | | |
| | HOPE VI support | 1499 | 1 | 400,000 | 400,000 | 400,000 | 0 | Work in progress |
| | SFH Replacement | 1460 | 2 | 150,000 | 119,227 | 55,379 | 55,378.95 | Work continues |
| | Replace heat systems | 1460 | 24 | 36,000 | 36,000 | 29,450 | 29,450.00 | Work continues |
| | Replace roofs | 1460 | 14 | 42,000 | 42,000 | 26,380 | 21,812.10 | Work continues |
| | Sitework | 1450 | 10 | 5,000 | 18,480 | 1,000 | 1,000.00 | Work continues |
| | Modernize Kitchens/Bathrooms | 1460 | 11 | 55,000 | 55,000 | 0 | 0 | Work in planning |
| | Paint unit interiors | 1460 | 200 | 100,000 | 124,813 | 124,813 | 78,299.24 | Work continues |
| | Replacesiding | 1460 | 10 | 30,000 | 30,000 | 29,100 | 28,349.95 | Work in progress |
| | Resident relocation | 1495 | 24 | 24,000 | 24,000 | 7,541 | 7,541.00 | Inwork |
| | | | | | | | | |
| | | | | | | | | |
| SC2 -1 Gonzales Gardens | Replace HVAC: Daycare | 1470 | 1 | 20,000 | 16,900 | 16,900 | 16,900.00 | Complete |

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)****PartII:SupportingPages**

| PHAName: HousingAuthorityoftheCityof Columbia,SouthCarolina | | GrantTypeandNumber CapitalFundProgram#: SC16P00250101 CapitalFundProgram ReplacementHousingFactor#: | | | | FederalFYofGrant: 2001 | | |
|--|---|--|----------|--------------------|-----------|------------------------|-------------------|------------------------------|
| DevelopmentNumber Name/HA-WideActivities | GeneralDescriptionofMajor WorkCategories | Dev. Acct No. | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofProposed Work |
| | | | | Original | Revised | FundsObligated | Funds Expended | |
| | Replacefencing:Daycare | 1450 | 1 | 10,500 | 8,050 | 8,050 | 8,050.00 | Complete |
| | | | | | | | | |
| SC2 -2ABC | Replaceroofs | 1460 | 6 | 30,000 | 30,000 | 11,400 | 11,400.00 | Workinprogress |
| | Replace leadsweeps(elbows) | 1460 | 244 | 48,000 | 16,321 | 794 | 794.00 | Workinprogress |
| | | | | | | | | |
| SC2 -8OakreadHighrise | Replaceslidingglassdoors | 1460 | 55 | 110,000 | 261,408 | 261,408 | 462.87 | Workinprogress |
| | | | | | | | | |
| SC2-9LatimerManor | ComprehensiveModernization | 1460 | 24 | 1,503,939 | 1,398,000 | 1,398,000 | 121,422.59 | Workinprogress |
| | | | | | | | | |
| SC2 -16WheelerHill | Sitework | 1450 | 1 | 16,000 | 36,364 | 36,364 | 36,364.00 | Complete |
| | | | | | | | | |
| SC2 -14HammondVillage | Constructstoragebuilding | 1470 | 1 | 50,000 | 40,947 | 35,822 | 28,247.70 | Workin progress |
| | | | | | | | | |
| SC2 -20ArsenalHill | Renovatekitchens&bathrooms | 1460 | 20 | 100,000 | 100,000 | 0 | 0 | Workinplanning |
| | Replaceflooring | 1460 | 20 | 50,000 | 50,000 | 0 | 0 | Workinplanning |
| | Paintunits | 1460 | 20 | 45,000 | 45,000 | 0 | 0 | Workinplanning |

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

| | | | | | | | |
|---|---|---------|---|---|---------|---------|--|
| PHAName: Housing Authority of the City of Columbia, South Carolina | | | Grant Type and Number Capital Fund Program#: SC16P00250101 Capital Fund Program Replacement Housing Factor#: | | | | Federal FY of Grant: 2001 |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CHAWide | 9/2003 | 6/2003 | | 9/2005 | 6/2005 | | HUD directed changed from Septemberto June |
| | | | | | | | |
| SC2 -1 Gonzales Gardens | 9/2003 | 6/2003 | 3/2002 | 9/2005 | 6/2005 | 6/2002 | |
| | | | | | | | |
| SC2 -2 ABC | 9/2003 | 6/2003 | 3/2002 | 9/2005 | 6/2005 | 6/2002 | |
| | | | | | | | |
| SC2 -16 Wheeler Hill | 9/2003 | 6/2003 | 9/2002 | 9/2005 | 6/2005 | 12/2002 | |
| | | | | | | | |
| SC2 -20 Small Sites (Arsenal Hill) | 9/2003 | 6/2003 | | 9/2005 | 6/2005 | | |
| | | | | | | | |
| SCLatimer Manor | 9/2003 | | 9/2002 | 9/2005 | | | |
| | | | | | | | |
| SC2 -8 Oakread | 9/2003 | | 12/2002 | 9/2005 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
|---|---|---|---------|-------------------|---------------------------------------|
| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : Replacement Housing Factor Grant No: SC16R00250100 | | | Federal FY of Grant: FY2000 |
| Original Annual Statement Performance and Evaluation Report for Period Ending : X Final | | <input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) | | | |
| | | Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | 0 | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non -dwelling Structures | | | | |
| 13 | 1475 Non -dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 141,525 | | 141,525 | 141,525 |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 141,525 | | 141,525 | 141,525 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
|---|---|--|---------|-------------------|---------------------------------------|
| PH Name: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : Capital Fund Program Replacement Housing Factor Grant No: SC16R00250101 | | | Federal FY of Grant: FY2001 |
| Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2002 | | <input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non - dwelling Structures | | | | |
| 13 | 1475 Non - dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 198,217 | | 36,873 | 36,8730 |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 198,217 | | 36,873 | 36,873 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
|---|---|--|---------|-------------------|--|
| PH Name: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : Capital Fund Program Replacement Housing Factor Grant No: SC16R00250102 | | | Federal FY of Grant: FY2002 |
| Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2002 | | <input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non - dwelling Structures | | | | |
| 13 | 1475 Non - dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 761,181 | | 0 | 0 |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 761,181 | | 0 | 0 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|--|---------|---------------------------------------|------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program : SC16R00250102 Replacement Housing Factor Grant No: | | Federal FY of Grant: FY2002 | |
| Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2002 | | <input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | | | | |
| 2 | 1406 Operations | 165,000 | | | |
| 3 | 1408 Management Improvements | 6,000 | | | |
| 4 | 1410 Administration | 292,692 | | | |
| 5 | 1411 Audit | 2,500 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 100,000 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 35,000 | | | |
| 10 | 1460 Dwelling Structures | 1,883,237 | | 87,212 | 57,261.00 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | 0 | | | |
| 12 | 1470 Non - dwelling Structures | 10,000 | | | |
| 13 | 1475 Non - dwelling Equipment | 32,500 | | 32,500 | 7,174.05 |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| 18 | 1499 Development Activities | 400,000 | | 0 | 0 |
| 19 | 1502 Contingency | 0 | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 2,926,929 | | 119,712 | 64,435.05 |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security | 0 | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program#: SC16P00250102 Capital Fund Program Replacement Housing Factor#: | | | | Federal FY of Grant: 2002 | | |
|---|---|---|----------|----------------------|---------|---------------------------|-------------------|--------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CHAWide | Operations | 1406 | 1 | 165,000 | | 0 | | |
| | Maintenance training | 1408 | 1 | 6,000 | | 0 | | Notscheduled |
| | Salaries | 1410 | 1 | 204,884 | | 0 | | Notscheduled |
| | Benefits | 1410 | 1 | 87,808 | | 0 | | Notscheduled |
| | Audit | 1411 | 1 | 2,500 | | 0 | | Notscheduled |
| | A&E Services/fees | 1430 | 1 | 100,00 | | 0 | | Notscheduled |
| | Force Account: sewer | 1450 | 1 | 15,000 | | 0 | | Notscheduled |
| | Sitework/Sidewalk repair | 1450 | 1 | 10,000 | | 0 | | Notscheduled |
| | Gas, water, sewer line repair | 1450 | 1 | 10,000 | | 0 | | Notscheduled |
| | Office, computers, comm. equipment | 1475 | 1 | 32,500 | | 32,500 | 7,174.05 | Inwork |
| | | | | | | | | |
| | HOPEVI support | 1499 | 1 | 400,000 | | 0 | | Working in planning |
| | Replace windows | 1460 | 5 | 32,000 | | 0 | | Notscheduled |
| | Replace roofs | 1460 | 8 | 40,000 | | 0 | | Notscheduled |
| | Force Account: Renovate Kitchen/Bathrooms | 1460 | 7 | 50,000 | | 0 | | Notscheduled |
| | Replacesiding | 1450 | 20 | 40,000 | | 0 | | Notscheduled |
| | SFH total renovation | 1460 | 3 | 75,000 | | 0 | | Notscheduled |
| | Central Office Renovations/Repairs | 1460 | 1 | 5,000 | | 0 | | Notscheduled |
| | | | | | | | | |
| SC2 -1 Gonzales Gardens | | | | | | | | |
| | Force Account: Replace roofs | 1460 | 15 | 75,000 | | 59,900 | 29,950.00 | Inwork |
| | | | | | | | | |
| SC2 -1 Gonzales Gardens | | | | | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHAName: Housing Authority of the City of Columbia, South Carolina | | Grant Type and Number Capital Fund Program#: SC16P00250102 Capital Fund Program Replacement Housing Factor#: | | | | Federal FY of Grant: 2002 | | |
|---|---|---|----------|----------------------|---------|---------------------------|-------------------|--------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Daycare: Replace fencing | 1470 | 1 | 5,000 | | | | Notscheduled |
| | | | | | | | | |
| SC2 -2ABC | Force Account: Replace roofs | 1460 | 15 | 75,000 | | | | Notscheduled |
| | | | | | | | | |
| | | | | | | | | |
| SC2 -10 Marion Street | Force Account: Install shower surrounds | 1460 | 83 | 25,000 | | | | Notscheduled |
| | | | | | | | | |
| SC2-9 Latimer Manor | Comprehensive Modernization | 1460 | 23 | 1,148,237 | | | | Notscheduled |
| | | | | | | | | |
| SC2-14 Hammond Village | Force Account: Install newsiding | 1460 | 27 | 175,000 | | | | Notscheduled |
| | Force Account: Replace roofs | 1460 | 9 | 48,000 | | 13,090 | 13,089.33 | Inwork |
| | | | | | | | | |
| SC2-28,29,30 Dorrah/Randall | | | | | | | | |
| | Replace plumbing piping | 1460 | 52 | 100,00 | | | 0 | Working in planning |
| | | | | | | | | |
| | | | | | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|---|---|---------|----------------------------------|----------------------------------|
| PHA Name: Housing Authority of the City of Columbia, South Carolina | | | Grant Type and Number Capital Fund Program#: SC16P00250102 Capital Fund Program Replacement Housing Factor#: | | | Federal FY of Grant: 2002 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CHAWide | 6/2004 | | | 6/2006 | | | |
| SC2 -1GonzalesGardens | 6/2004 | | | 6/2006 | | | |
| SC2 -2ABC | 6/2004 | | | 6/2006 | | | |
| SC2 -10MarionStreet | 6/2004 | | | 6/2006 | | | |
| SC2 -14HammondVillage | 6/2004 | | | 6/2006 | | | |
| | | | | | | | |
| SCLatimerManor | 6/2004 | | | 6/2006 | | | |
| | | | | | | | |
| SC2-28,29,30 Dorrah/Randall | 6/2004 | | | 6/2006 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |